BOOK 5203 PAGE 178

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janis T. Dickens (NAME:)	Same (NAME:)	43-1
1017 Pierce Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 101
Madison, Tn. 37115 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Five Thousand ($5,000.00)---------- ---------- *DOLLARS*

and the love and affection I have for my daughter, Janis T. Dickens, I

SEP 29 77 CONV 15,000.00
SEP 29 77 S'TAX B* 39.00
SEP 29 77 PR'FEE B* .50
SEP 29 77 W'DEED B* 8.00 * 47.50

E 2 8 5 2 6

IDENTIF. REFERENCE
SEP 29 9 15 AM '77
REGISTER
DAVIDSON COUNTY, TENN.

Harvey H. Traughber, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Janis T. Dickens, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 236.6 feet of Lot "H" on the Corrected Map of W. P. Ready's Suddivision of the E. H. Thornton Tract, as of record in Book 332, page 110, Register's Office for said County.

Said part of Lot "H" fronts 236.6 feet on the westerly side of Pierce Road and runs back between parallel lines, with the southerly margin of Shannon Avenue 318 1/2 feet to the line between Lots "I" and "H".

Being the same property conveyed to Harvey H. Traughber et ux by deed of Ida Lucille Hampton and husband William B. Hampton, of record in Book 4541, page 607, Register's Office for said County. The said Ruby R. Traughber having since died.

A life estate to and in the above described property is hereby expressly retained in Harvey H. Traughber for and during the period of his natural life and at his death the absolute fee and title will vest in the Grantee herein Janis T. Dickens.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 28 day of October, 19 76

Harvey H. Traughber
Affiant

My commission expires: 7/28/80 (Affix Seal)

Judy L. Anderson
Notary Public

unimproved ( )
This is improved (X) property, known as 1017 Pierce Road, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Janis T. Dickens, her *heirs and assigns, forever.*

And I *do covenant with the said* Janis T. Dickens *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Harvey H. Traughber *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Janis T. Dickens her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* October, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harvey H. Traughber

Harvey H. Traughber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy L. Anderson, *a Notary Public in and for said County and State, the within named* Harvey H. Traughber, unmarried

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 28th *day of* October, *19* 76.

Judy L. Anderson, *Notary Public.*

Commission Expires 7/28/80

NOTARY PUBLIC

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ....of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,
this .....day of ....., 19.....

Notary Public

Commission Expires .....

WARRANTY DEED

Mail FROM

HARVEY H. TRAUGHBER

1021 Prince Road

Madison TO

JANIS T. DICKENS

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOOK 5203 PAGE 181